



**MINUTES**  
**COMMITTEE OF THE WHOLE MEETING**  
**Monday, June 22, 2015**

**Present:**

~~Mayer Brandt~~  
Trustee Grujanac  
Trustee McDonough  
~~Trustee McAllister~~  
Village Attorney Simon  
Chief of Police Kinsey  
~~Public Works Director Woodbury~~  
Village Planner Robles

Trustee Feldman  
~~Trustee Hancock~~  
Trustee Servi  
Village Clerk Mastandrea  
Village Manager Burke  
~~Treasurer/Finance Director Peterson~~  
Community & Economic Development  
Director McNellis

**ROLL CALL**

Temporary Chair McDonough called the meeting to order at 7:25 p.m. and Village Clerk Mastandrea called the Roll.

**2.0 APPROVAL OF MINUTES**

**2.1 Acceptance of the June 8, 2015 Committee of the Whole Minutes**

The minutes of the June 8, 2015 Committee of the Whole Meeting were approved as submitted.

**3.0 ITEMS OF GENERAL BUSINESS**

**3.1 Planning, Zoning and Land Use**

**3.11 Continued Discussion of a Preliminary Development Plan Related to a Planned Unit Development (PUD) for a Proposed Townhome Community (Pulte Homes)**

Village Planner Robles stated the proposed townhome development plan by Pulte Homes was last discussed at the May 26, 2015 Committee of the Whole Meeting. Village Planner Robles stated no action was taken at the May meeting to provide time for Pulte Homes to respond to Board comments and concerns. Village Planner Robles noted the concerns to be addressed from the May 26, 2015 meeting are site layout, uniformity, open space, density, student generation for each school district, allocation of students in each school district, and school bus service. The requested student generation and school busing service detail has not been provided and will be discussed at a later date pending the outcome of the discussion at the current Committee of the Whole meeting.

Mr. Mark Mastrorocco, representing Pulte Homes provided a presentation and revised land plan which addressed density, design and land plan concerns raised by the Village Board at the May 26, 2015 Committee of the Whole meeting.

Mr. Chuck Hanlon, Land Planner for the proposed project provided a presentation detailing changes made to the original plan as a result of comments from the Village Board at the May 26, 2015 Committee of the Whole meeting.

Trustee Feldman asked about the setbacks of each townhome from the interior street. Mr. Hanlon noted from the curb line, along the driveway, to the townhome would typically be 22' to 23'.

Trustee McDonough stated based upon the plan provided; it appears that certain property lines intersect with setbacks. Mr. Hanlon noted the property lines are intersecting with the building setback not the yard setback. Trustee McDonough asked how close the buildings would be to the fence along Milwaukee Ave. Mr. Hanlon noted the buildings could have their own fence within the 100' building setback of the Milwaukee Avenue property line. A discussion regarding fencing along Milwaukee Avenue followed.

Trustee McDonough asked if the number of buildings changed from the initial plan. Mr. Hanlon noted the plan decreased by one building and several buildings saw a decrease in number of units within the buildings.

Trustee Grujanac asked for clarification regarding the school district boundary line. Mr. Hanlon presented the plan showing the allocation of buildings per school district. Mr. Mastrorocco noted some of the buildings are bisected by the school district line, and once Pulte gets approval to move forward they will approach the school districts to discuss the buildings impacted. Trustee Feldman asked if Stevenson High School was contacted. Mr. Mastrorocco noted Stevenson High School has been informed regarding the proposed project.

Trustee Grujanac noted her concern was if the school districts are split the community becomes split. Trustee Grujanac also stated concern with regard to the amount of buses going through the proposed subdivision. A brief conversation followed regarding the schools, the amount of children predicted for the proposed site, experience with other sites with a split school district.

Trustee Servi suggested making the proposed project a 55 and over community in order to resolve the issues with school district boundaries or impact. Mr. Mastrorocco noted Pulte feels the target market is not only retired but for non-married households and corporate executives.

Trustee McDonough noted his opinion was the proposed project was still too dense. Trustee Servi agreed with Trustee McDonough regarding

density. Mr. Mastrorocco noted with the unit count reduction the building count is actually reduced by two buildings.

Trustee Servi asked if there was any guest parking. Mr. Hanlon noted the streets allow for parallel parking on one side and the driveways serving the proposed parking can also accommodate parking.

Trustee Servi noted he would like to see more amenities and asked if Pulte considered adding a club house. Mr. Mastrorocco noted typically a club house is done in a bigger community and involves higher association fees and noted one of the amenities planned for the proposed development is the gated community concept which provides a sense of security.

A brief discussion followed regarding access to the trail and community open space. Mr. Mastrorocco noted Pulte believes the location of the proposed project will meet the needs for community since there are businesses and places to meet in close proximity.

Trustee Feldman noted the school issue is a concern and stated she would like the aesthetics of the building to be more diverse. Mr. Mastrorocco noted Pulte has worked closely with the Architectural Review Board to come up with approved designs for the buildings. Village Planner Robles noted this project is more diverse than any other multi-family project in the Village.

Further discussion took place regarding concern with the split in school districts throughout the proposed development. Pulte representatives noted they do not believe there will be many school aged children moving into the proposed project but would like to discuss this further with the schools involved.

Trustee McDonough recommended moving this to the July 13, 2015 Regular Village Board meeting for further discussion and possible vote. Trustee Grujanac recommended bringing this back to the next Committee of the Whole meeting for further discussion since Board members are absent from the meeting.

Mr. Mastrorocco noted Pulte would inform staff their desire regarding whether or not they would prefer to be on the agenda for the Regular Village Board or Committee of the Whole meeting on July 13, 2015.

3.2 Finance and Administration

3.3 Public Works

**3.31 Consideration and Discussion Regarding IDOT Resolution Regarding Construction on State Highways (Village of Lincolnshire)**

Village Manager Burke provided a summary of the proposed IDOT

Resolution granting permission to do work under state highways/roadways.

There was a consensus of the Board to place this item on the Consent Agenda for approval at the next Regular Village Board Meeting.

3.4 Public Safety

**3.41 Consideration and Discussion of an Amendment to Section 3-3-2-6 of Title 3-3, Liquor Control, for the Creation and Issuance of a Class “P” Liquor License for Regal Cinema (Regal Cinema)**

Chief of Police Kinsey provided a summary of the request by Regal Cinema for the creation and issuance of a Class “P” liquor license.

There was a consensus of the Board to place this item on the Consent Agenda for approval at the next Regular Village Board Meeting.

3.5 Parks and Recreation

3.6 Judiciary and Personnel

**4.0 UNFINISHED BUSINESS**

Trustee Feldman asked for an update regarding lights at night. Village Manager Burke noted staff has done research regarding the request and will bring this back for discussion at an upcoming Committee of the Whole Meeting.

Trustee McDonough noted some feedback is due staff from the Board regarding the Branding project. Village Manager Burke noted he is planning to discuss next steps with Mayor Brandt in the near future.

**5.0 NEW BUSINESS**

**6.0 EXECUTIVE SESSION**

**7.0 ADJOURNMENT**

Trustee Grujanac moved and Trustee Feldman seconded the motion to adjourn. Upon a voice vote, the motion was approved unanimously and Temporary Chair McDonough declared the meeting adjourned at 8:50 p.m.

Respectfully submitted,

**VILLAGE OF LINCOLNSHIRE**

Barbara Mastandrea  
Village Clerk